

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 13-0272

Introduced by: Councilmember Branch
At the request of: Family Recovery Program, Inc.
Address: c/o Jocelyn Gainers, 239 North Gay Street, Baltimore, Maryland 21202
Telephone: 443-692-0090
Introduced and read first time: October 7, 2013
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: February 23, 2015

AN ORDINANCE CONCERNING

1 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit to a 23-Family**
2 **Dwelling Unit in the ~~R-7~~ R-8 Zoning District – Variances – 1209 North Rose Street**

3 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
4 dwelling unit to 23-family dwelling unit in the ~~R-7~~ R-8 Zoning District on the property
5 known as 1209 North Rose Street, as outlined in red on the accompanying plat; and granting
6 variances from certain lot area size, ~~yard, floor area ratio,~~ and certain off-street parking
7 requirements.

8 BY authority of
9 Article - Zoning
10 Section(s) 3-305(b)(~~3~~), 14-102, 15-101, 15-202, ~~15-203, 15-204,~~ 15-208, 15-214, 15-218,
11 and 15-219
12 Baltimore City Revised Code
13 (Edition 2000)

14 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
15 permission is granted for the conversion of a single-family dwelling unit to 23-family dwelling
16 unit on the property known as 1209 North Rose Street, as outlined in red on the plat
17 accompanying this Ordinance, in accordance with Baltimore City Zoning Code §§ 3-305(b)(~~3~~)
18 and 14-102, subject to the condition that the building complies with all applicable federal, state,
19 and local licensing and certification requirements.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by Title
21 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-202, 15-218, and 15-219,
22 the City Council grants a variance from the lot area requirements of ~~25,300~~ 17,250 square feet to
23 permit a minimum lot area of 15,678 square feet (variance from the requirements of § ~~4-1006(a)~~
24 4-1106(a)) of the Zoning Code of Baltimore City).

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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1 ~~SECTION 3. AND BE IT FURTHER ORDAINED~~, That pursuant to the authority granted by Title
2 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-203, 15-218, and 15-219;
3 the City Council grants a variance from the front yard requirement of 20 feet to 2 feet and a
4 variance from the interior side yard requirement of 15 feet to 0 feet (variance from the
5 requirements of § 4-1007(a) of the Zoning Code of Baltimore City).

6 ~~SECTION 4. AND BE IT FURTHER ORDAINED~~, That pursuant to the authority granted by Title
7 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-204, 15-218, and 15-219;
8 the City Council grants a variance from the Floor Area Ratio of 1.2 to 1.9 (variance from the
9 requirements of § 4-1008(a) of the Zoning Code of Baltimore City).

10 ~~SECTION 5 3. AND BE IT FURTHER ORDAINED~~, That pursuant to the authority granted by
11 Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-208, 15-218, and
12 15-219, the City Council grants a variance from the requirement of 23 vehicle parking spaces (22
13 parking spaces required after the bicycle parking offset) to 7 vehicle parking spaces (variance
14 from the requirements of § 10-405 of the Zoning Code of Baltimore City).

15 ~~SECTION 6 4. AND BE IT FURTHER ORDAINED~~, That pursuant to the authority granted by
16 Title 15 of the Zoning Code of Baltimore City, specifically by §§ 15-101, 15-214, ~~15-208~~, 15-
17 218, and 15-219, the City Council grants a variance to permit access to the off-street parking
18 from an alley that is less than the required 15 feet in width (variance from the requirements of
19 § 10-306(a)(2) of the Zoning Code of Baltimore City).

20 ~~SECTION 7 5. AND BE IT FURTHER ORDAINED~~, That as evidence of the authenticity of the
21 accompanying plat and in order to give notice to the agencies that administer the City Zoning
22 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
23 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
24 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
25 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
26 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
27 the Zoning Administrator.

28 ~~SECTION 8 6. AND BE IT FURTHER ORDAINED~~, That this Ordinance takes effect on the 30th
29 day after the date it is enacted.

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City